159.0	0005	0016.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	670,600 /	670,600
					USE VALUE:	670,600 /	670,600
					ASSESSED:	670,600 /	670,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
98		WAVERLY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MURPHY NANCY E
Owner 2:	
Owner 3:	
Street 1:	98 WAVERLEY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MURPHY DONALD S--ETAL -
Owner 2:	MURPHY NANCY E -
Street 1:	98 WAVERLEY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1946, having primarily Vinyl Exterior and 1558 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	271,600		399,000	670,600
Total Card	0.138	271,600		399,000	670,600
Total Parcel	0.138	271,600		399,000	670,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 430.42 | /Parcel: 430.4

Legal Description

User Acct
105692

GIS Ref

GIS Ref

Insp Date
12/15/08

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 159.0-0005-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	271,600	0	6,000.	399,000	670,600	670,600	Year End Roll	12/18/2019
2019	101	FV	215,600	0	6,000.	399,000	614,600	614,600	Year End Roll	1/3/2019
2018	101	FV	214,000	0	6,000.	336,300	550,300	550,300	Year End Roll	12/20/2017
2017	101	FV	214,000	0	6,000.	307,800	521,800	521,800	Year End Roll	1/3/2017
2016	101	FV	214,000	0	6,000.	262,200	476,200	476,200	Year End	1/4/2016
2015	101	FV	200,800	0	6,000.	228,000	428,800	428,800	Year End Roll	12/11/2014
2014	101	FV	200,800	0	6,000.	210,900	411,700	411,700	Year End Roll	12/16/2013
2013	101	FV	200,800	0	6,000.	200,600	401,400	401,400		12/13/2012

!12411!

PRINT

Date	Time
12/11/20	02:30:09

LAST REV

Date	Time
06/05/18	11:01:49

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12411

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURPHY DONALD S	1424-101		10/9/2012	Convenience	1	No	No		
MURPHY DONALD S	1123-193		3/18/1994		1	No	No		A

USER DEFINED

Prior Id # 1:	105692
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/2/2018	342	Insulate	3,562	C				
12/9/2014	1687	Manual	1,087					
9/18/2002	804	Alterati	5,000	O		G4	GR FY04	REMODEL KIT/FAM RM
8/13/1992	378	Alterati	3,500					REN/SUNROOM

ACTIVITY INFORMATION

Date	Result	By	Name
12/15/2008	Measured	345	PATRIOT
12/14/1999	Inspected	243	PATRIOT
12/2/1999	Measured	272	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	0.95	7			Topo	-5					399,000						399,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 399,000 | Spl Credit | Total: 399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	1 - Wood Shingl	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.32394099
Const Adj.:	0.98000199
Adj $ / SQ:	136.234
Other Features:	87250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	333642
Depreciation:	62057
Depreciated Total:	271584

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	2	Baths:	1	HB	1				

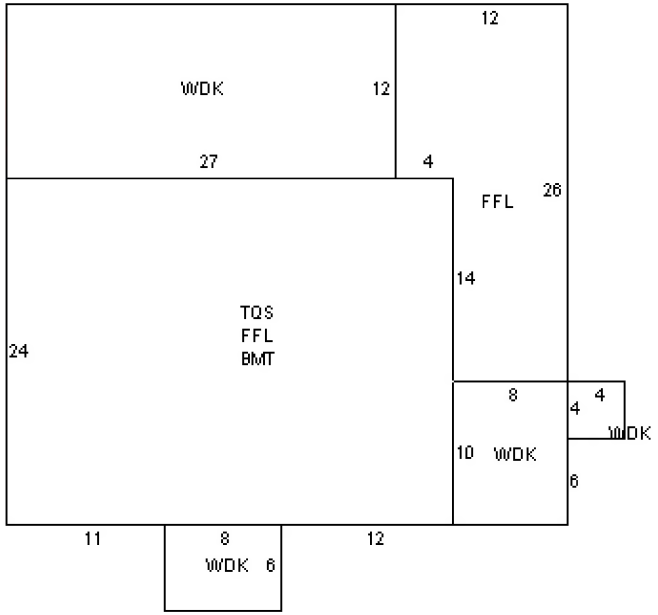
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	M
Totals			
1	7	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	136.23
Special Features:	0	Val/Su Net:	98.05
Final Total:	271600	Val/Su SzAd	174.33

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,000	136.230	136,234
BMT	Basement	744	40.870	30,407
TQS	3/4 Story	558	136.230	76,018
WDK	Deck	468	7.970	3,732

Net Sketched Area:	2,770			Total:	246,391
Size Ad	1558	Gross Are	2956	FinArea	1558

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

159.0-0005-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	